



# Enterprise Town Advisory Board MINUTES

Date & Time: July 1, 2015, 6:00 p.m.  
Location: Windmill Library, 7060 W. Windmill Ln., Las Vegas, NV.

Board Members: Frank J. Kapriva - Chair Cheryl Wilson - Vice-Chair (excused)  
David Chestnut Laura Ring

Secretary: Edie Krieger

County Officials:  
County Liaison: Tiffany Hesser  
Current Planning Staff: Al Laird

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All items listed on the agenda are for action by the Enterprise Town Advisory Board unless otherwise noted. Action may consist of any of the following: recommend approval, recommend denial, and recommend conditions of approval hold or table.

The Enterprise Library is accessible to individuals with disabilities. With forty-eight (48) hour advance request, a sign language interpreter may be made available by calling 455-3530 or TDD 385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.

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**CALL TO ORDER:** The meeting was called to order by the Chair

**PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was led by the Chair

**ROLL CALL:** By Chair:

**INTRODUCTION OF COUNTY STAFF:** Noted above

**PROCEDURES & CONDUCT:**

1. This meeting has been duly notified and is conducted in conformance with open meeting law.
2. Please turn off or mute all cell phones, pagers & other electronic devices.
3. Please take all private conversations outside the room
4. Request all attendees sign in
5. Observe the protocol for speaking before the Board. The protocol is posted in the meeting room. Also see Public Comments guidelines below.

**PUBLIC COMMENTS:**

This is a period devoted to comments by the general public about items on **this** agenda only. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Zoning Agenda Items at the time they are presented. If you wish to speak to the Board about items within its jurisdiction but not appearing on this agenda, you must wait until the "Public Comments" period listed at the end of this agenda. Comments will be limited to three minutes. Please step to the front of the room to address the Board, clearly state your name and address and please **spell** your last name for the record. If any member of the Board wishes to extend the length of a presentation this will be done by the Chair or the Board by majority vote.

**A neighbor, who was not able to stay for the rest of the meeting, made comments in reference to items 12, ZC-0363-15, and 13, ZC-0366-15. She requested that these applications be denied. She also made comments requesting that the board discourage compact housing such as R2 zoned developments in Enterprise, but rather approve RD and R1 instead. R2 developments are detrimental to the community. (Note that these items were subsequently held to the 7-15-15 meeting.)**



# Enterprise Town Advisory Board MINUTES

## REGULAR BUSINESS:

1. Approve the Minutes for the meeting held on June 10, 2015. Requires a vote of the Board.  
Motion to approve the minutes by Frank Kapriva:  
**Approved: 3-0**
2. Approve the Agenda with any corrections, deletions or changes. Requires a vote of the Board.
  1. Items on the agenda may be taken out of order.
  2. The Town Advisory Board may combine two or more agenda items for consideration.  
The following zoning applications are companion items and will be heard together respectively:
    6. TM-0105-15 – U.S.A
    12. ZC-0363-15 – U.S.A
    7. TM-0107-15 - USA & KB HOME
    13. ZC-0366-15 – USA & KB HOME
    8. VS-0348-15 – PARDEE HOMES OF NEVADA
    10. WS-0312-15 – PARDEE HOMES OF NEVADA
    14. TM-0082-15 - ROOHANI KHUSROW FAMILY TRUST
    15. VS-0299-15 - ROOHANI KHUSROW FAMILY TRUST
    16. ZC-0298-15 – ROOHANI KHUSROW FAMILY TRUST
3. The Town Advisory Board may remove an item from the agenda or delay discussion relating to an item at any time.  
The following items have been held:
  1. UC-0339-15 – ROBERT SCOTT CARL LIVING TRUST: held no stated date – will require re-notification
  5. TM-0104-15 -CULPEPPER DONNIS & STELLA FAMILY TRUST: held until 7-15-2015
  9. VS-0358-15 - CULPEPPER DONNIS & STELLA FAMILY TRUST: held until 7-15-2015
  11. ZC-0357-15 – CULPEPPER DONNIS & STELLA FAMILY TRUST: held until 7-15-2015Motion to approve the agenda with changes as noted above by Frank Kapriva  
**Approved: 3-0**

## ANNOUNCEMENTS

Clark County Comprehensive Planning will conduct a public meeting for input on the sign regulations on July 9, 2015 at 1:30 pm in the Commission Chambers.

The meeting is an opportunity for the county's consultant to take note of the issues, difficulties, or concerns which may exist with the existing code. It isn't a meeting for discussion or debate on the regulations. Comprehensive Planning will not respond as to whether it supports or opposes any suggestions. After the list of issues is determined, Comprehensive Planning will present the list to the Board of County Commissioners and receive their direction for the code changes.

For information contact:  
Jennifer Ammerman



# Enterprise Town Advisory Board

## MINUTES

Principal Planner  
Clark County Comprehensive Planning  
jad@clarkcountynv.gov  
(702) 455-6217

### ZONING AGENDA:

1. **UC-0339-15 – ROBERT SCOTT CARL LIVING TRUST, ET AL:**

**USE PERMITS** for the following: **1)** increase the area of an accessory building; **2)** allow an accessory building not architecturally compatible with the principal building; and **3)** waive applicable design standards per Table 30.56-2A in conjunction with an existing single family residence on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Belcastro Street and the north side of Torino Avenue within Enterprise. SB/dg/ml (For possible action) **07/21/15 PC**

**HELD per request of the applicant – no specific date – will require re-notification**

2. **WS-0282-15 – DYNAMIC TOWN SQUARE LAS VEGAS, LLC, ET AL:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced street landscape width; **2)** permit encroachment into airspace; **3)** allow non-standard improvements (landscaping) within a right-of-way (Las Vegas Boulevard South); and **4)** reduced throat depth.

**DESIGN REVIEW** for a retail building within an existing commercial center on a portion of 17.1 acres in a C-2 (General Commercial) (AE-65 & AE-70) Zone. Generally located on the west side of Las Vegas Boulevard South, 200 feet north of the 215 Beltway within Enterprise. SS/gc/ml (For possible action) **07/21/15 PC**

**Motion by Frank Kapriva**

**APPROVE per staff “if approved” conditions**

**Per plans presented**

**DELETE Public Works – Development Review bullet #3**

- Any proposed driveway to comply with County Standards 222.1 and 225;

**Motion passed 3-0**

3. **WS-0353-15 – CANFAM HOLDINGS, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to increase wall height in conjunction with an approved residential subdivision on portions of 41.6 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Lindell Road and the north side of Le Baron Avenue (alignment) within Enterprise. SB/rk/ml (For possible action) **07/21/15 PC**

**Motion by Dave Chestnut**

**APPROVE per staff “if approved” conditions and,**

**ADD a Current Planning "if approved" condition:**

- Construct alternative wall standard with tiered wall and/or landscaping;

**Motion passed 3-0**



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4. **DR-0355-15 – BCP-DURANGO, LLC:**  
**DESIGN REVIEW** for a restaurant/retail building in conjunction with an existing shopping center on 1.1 acres in a C-2 (General Commercial) Zone in the MUD-4 Overlay District. Generally located on the north side of Blue Diamond Road, 410 feet east of Durango Drive within Enterprise. SB/jt/ml (For possible action) **07/22/15 BCC**

**Motion by Frank Kapriva**

**APPROVE per staff conditions and,**

**ADD a Current Planning condition:**

- **Design Review for lighting and signage as a public hearing**

**Motion passed 3-0**

5. **TM-0104-15 -CULPEPPER DONNIS & STELLA FAMILY TRUST:**  
**TENTATIVE MAP** consisting of 35 single family residential lots and common lots on 5.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Neal Avenue and Turf Center Drive within Enterprise. SB/mk/ml (For possible action) **07/22/15 BCC**

**HELD per request of the applicant to the 7-15-2015 TAB meeting**

6. **TM-0105-15 – U.S.A.:**  
**TENTATIVE MAP** consisting of 32 single family residential lots and common lots on 5.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Pebble Road, 1,000 feet west of El Capitan Way within Enterprise. SB/dg/ml (For possible action) **07/22/15 BCC**

**HELD per request of the applicant to the 7-15-2015 TAB meeting**

7. **TM-0107-15 - USA & KB HOME:**  
**TENTATIVE MAP** consisting of 32 single family residential lots and common lots on 5.2 acres in an R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District. Generally located on the south side of Raven Avenue (alignment), 350 feet west of Fort Apache Road within Enterprise. SB/mk/ml (For possible action) **07/22/15 BCC**

**HELD per request of the applicant to the 7-15-2015 TAB meeting**

8. **VS-0348-15 – PARDEE HOMES OF NEVADA:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Pebble Road and Raven Avenue and between Cimarron Road and Warbonnet Way (alignment) within Enterprise (description on file). SB/co/ml (For possible action) **07/22/15 BCC**

**Motion by Frank Kapriva**

**APPROVE per staff conditions**

**Motion passed 3-0**



# Enterprise Town Advisory Board

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9. **VS-0358-15 - CULPEPPER DONNIS & STELLA FAMILY TRUST:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Southern Highlands Parkway and Neal Avenue, and Turf Center Drive and Gary Goett Drive within Enterprise (description on file). SB/mk/ml (For possible action) **07/22/15 BCC**

**HELD per request of the applicant to the 7-15-2015 TAB meeting**

10. **WS-0312-15 – PARDEE HOMES OF NEVADA:**  
**WAIVER OF DEVELOPMENT STANDARDS** for full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Pebble Road in conjunction with a proposed 4 lot single family residential development on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Pebble Road, 300 feet east of Cimarron Road within Enterprise. SB/dg/ml (For possible action) **07/22/15 BCC**

**Motion by Dave Chestnut**

**APPROVE per staff “if approved” conditions**

**Motion passed 3-0**

11. **ZC-0357-15 – CULPEPPER DONNIS & STELLA FAMILY TRUST:**  
**ZONE CHANGE** to reclassify 5.2 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** for non-standard street improvements (street section).  
**DESIGN REVIEWS** for the following: **1)** single family residential development; and **2)** increase finish grade. Generally located on the northwest corner of Neal Avenue and Turf Center Drive within Enterprise (description on file). SB/mk/ml (For possible action) **07/22/15 BCC**

**HELD per request of the applicant to the 7-15-2015 TAB meeting**

12. **ZC-0363-15 – U.S.A.:**  
**ZONE CHANGE** to reclassify 5.2 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.  
**DESIGN REVIEWS** for the following: **1)** single family residential subdivision; and **2)** increase the finish grade. Generally located on the north side of Pebble Road, 1,000 feet west of El Capitan Way within Enterprise (description on file). SB/dg/ml (For possible action) **07/22/15 BCC**

**HELD per request of the applicant to the 7-15-2015 TAB meeting to provide elevations for design review**

13. **ZC-0366-15 – USA & KB HOME:**  
**ZONE CHANGE** to reclassify 5.2 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District.  
**DESIGN REVIEWS** for the following: **1)** a single family residential development; and **2)** increase finished grade for a proposed residential development. Generally located on the south side of Raven Avenue (alignment), 350 feet west of Fort Apache Road within Enterprise (description on file). SB/mk/ml (For possible action) **07/22/15 BCC**



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HELD per request of the applicant to the 7-15-2015 TAB meeting to provide elevations for design review

14. **TM-0082-15 - ROOHANI KHUSROW FAMILY TRUST, ET AL:**

**TENTATIVE MAP** consisting of 21 single family residential lots and common lots on 7.5 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the west side of Lindell Road and the south side of Agate Avenue within Enterprise. SB/pb/ml (For possible action) **07/08/15 BCC**

Enterprise TAB June 10, 2015: HELD to the July 1, 2015 TAB per request of the applicant. (Not previously heard)

**Motion by Dave Chestnut**

**DENY re: denial of ZC-0298-15**

**Motion passed 3-0**

15. **VS-0299-15 - ROOHANI KHUSROW FAMILY TRUST, ET AL:**

**VACATE AND ABANDON** easements of interest to Clark County located between Duneville Street (alignment) and Lindell Road (alignment) and between Oleta Avenue and Agate Avenue (alignment) within Enterprise (description on file). SB/pb/ml (For possible action) **07/08/15 BCC**

Enterprise TAB June 10, 2015: HELD to the July 1, 2015 TAB per request of the applicant. (Not previously heard)

**Motion by Dave Chestnut**

**APPROVE per staff conditions**

**Motion passed 3-0**

16. **ZC-0298-15 – ROOHANI KHUSROW FAMILY TRUST, ET AL:**

**ZONE CHANGE** to reclassify 7.5 acres from R-E (Rural Estates Residential) (RNP-I) Zone to R-D (Suburban Estates Residential) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced setbacks; **2)** alternative landscaping; and **3)** off-site improvements including reduced paving.

**DESIGN REVIEW** for a single family residential development. Generally located on the west side of Lindell Road and the south side of Agate Avenue within Enterprise (description on file). SB/pb/ml (For possible action) **07/08/15 BCC**

Enterprise TAB June 10, 2015: HELD to the July 1, 2015 TAB per request of the applicant. (Not previously heard)

**Motion by Dave Chestnut**

**DENY**

**R-E zoning is conforming and should remain in place along with RNP-1 overlay.**

**Motion passed 3-0**

**BOARD OF COUNTY COMMISSIONERS**

STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice-Chair  
SUSAN BRAGER – TOM COLLINS – CHRIS GIUNCHIGLIANI – MARY BETH SCOW – LAWRENCE WEEKLY  
DON BURNETTE, County Manager



# Enterprise Town Advisory Board

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17. **VS-0226-15 – SILVERADO PROMENADE, LLC:**

**VACATE AND ABANDON** a portion of right-of-way being Giles Street located between Silverado Ranch Boulevard and Jo Rae Avenue and a portion of right-of-way being Landberg Avenue located between Giles Street and Haven Street within Enterprise (description on file). SS/co/xx (For possible action) **PC 07/21/15**

**PREVIOUS ACTION**

Enterprise TAB April 29, 2015: HELD to the May 27, 2015 TAB per request of the applicant. (Not previously heard)

Enterprise TAB May 27, 2015: HELD to the June 10, 2015 TAB per request of the applicant. (Not previously heard)

Enterprise TAB June 10, 2015: HELD to the July 1, 2015 TAB per request of the applicant. (Not previously heard)

**Motion by Dave Chestnut**

**APPROVE**

**ADD a Pubic Works – Development Review condition:**

- **Design Review as a public hearing for any alternate alignments to serve the properties currently served by Giles to be a minimum 60 foot right-of-way.**

**Motion passed 2-1 (LR nay)**

**GENERAL BUSINESS:**

Discussion on signage (For possible action)

Motion by Dave Chestnut

Continue to the 7-15-2015 TAB meeting.

Motion passed 3-0

**PUBLIC COMMENTS:**

No discussion, action, or vote may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda. Comments will be limited to three minutes. Please step to the front of the room to address the Board, clearly state your name and address and please **spell** your last name for the record. If any member of the Board wishes to extend the length of a presentation this will be done by the Chair or the Board by majority vote.

**NONE**

**NEXT MEETING DATE:** July 15, 2015, 6:00 p.m.

**ADJOURNMENT:**

**Motion by Dave Chestnut**

**Adjourn 7:50**

**Motion passed 3-0**

**BOARD OF COUNTY COMMISSIONERS**

STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice-Chair  
SUSAN BRAGER – TOM COLLINS – CHRIS GIUNCHIGLIANI – MARY BETH SCOW – LAWRENCE WEEKLY  
DON BURNETTE, County Manager